

Purchase Opportunity

35,663 SF

KENNINGTON COLLEGE

1640 Eastgate Dr.
Garland, Texas

NAI Robert Lynn

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06	Section 01 Executive Summary
08	Section 02 Property Overview
10	Section 03 Location Maps, Aerial Photos
16	Section 04 Property Photos
24	Section 05 Centerville Marketplace

CONTACTS:

For scheduled appointments, market tours and correspondence please contact:

James Davis
Vice President
NAI Robert Lynn
4851 LBJ Fwy, 10th Floor
Dallas, TX 75244
tel: 214-256-7103
jdavis@robertlynn.com

Stephen Cooper, SIOR
Executive V.P. | Principal
NAI Robert Lynn
4851 LBJ Fwy, 10th Floor
Dallas, TX 75244
tel: 214-256-7160
scooper@robertlynn.com

Grant Frerichs
Leasing Associate
NAI Robert Lynn
4851 LBJ Fwy, 10th Floor
Dallas, TX 75244
tel: 214-256-7146
gfrerichs@robertlynn.com



NAI Robert Lynn
is pleased to have
the opportunity to
present this investment
opportunity at **1640
Eastgate Drive in
Garland, TX.**

The Offering

NAI Robert Lynn is pleased to offer for sale 1640 Eastgate Drive, a 35,663 square foot class “B” office /education building sitting on approximately 3.41 acres of land, prominently located right off I-635 access road in Garland, Texas.

1640 Eastgate is located in the Garland office submarket. This is a convenient, accessible office /education building that has been used previously by multiple charter and trade schools for higher education. This building is perfect for an owner/user to remain using as a school or to convert into a single tenant office building. With it’s unique horse shoe design the opportunities are endless. The property boasts abundant parking along with covered parking and green space for playgrounds or employee break out areas. The Property also has a fully functioning salon and cosmetology school.

This Property represents an opportunity for an owner/user to purchase a quality value-add office/educational building in a prime location along I-635.

The Location

The Property is located at 1640 Eastgate Drive, Garland, TX. The Property offers occupiers a convenient location in south Garland along I-635 with access from both Centerville & NW Highway. Within a 1 mile radius there are over 50 restaurants and fast food places for employees or students to enjoy during their lunch break. There are multiple hotels and recreational activities as well. 1640 Eastgate is the perfect location for a company or school looking for amenities off campus.

Garland has many major corporations inside its city limits including Raytheon, Baylor Medical Center, Atlas Copco, US Food Service, Valspar, Inc, and Home Depot.

Investment Keynotes

This property was built in 1968 and has been updated and remodeled many times over the years and has many versatile uses. Other features includes having over 7:1000 parking with ample land to create outdoor amenities on the property and prominent signage on I-635 with over 200,000 cars per day passing through

Economic Opportunity

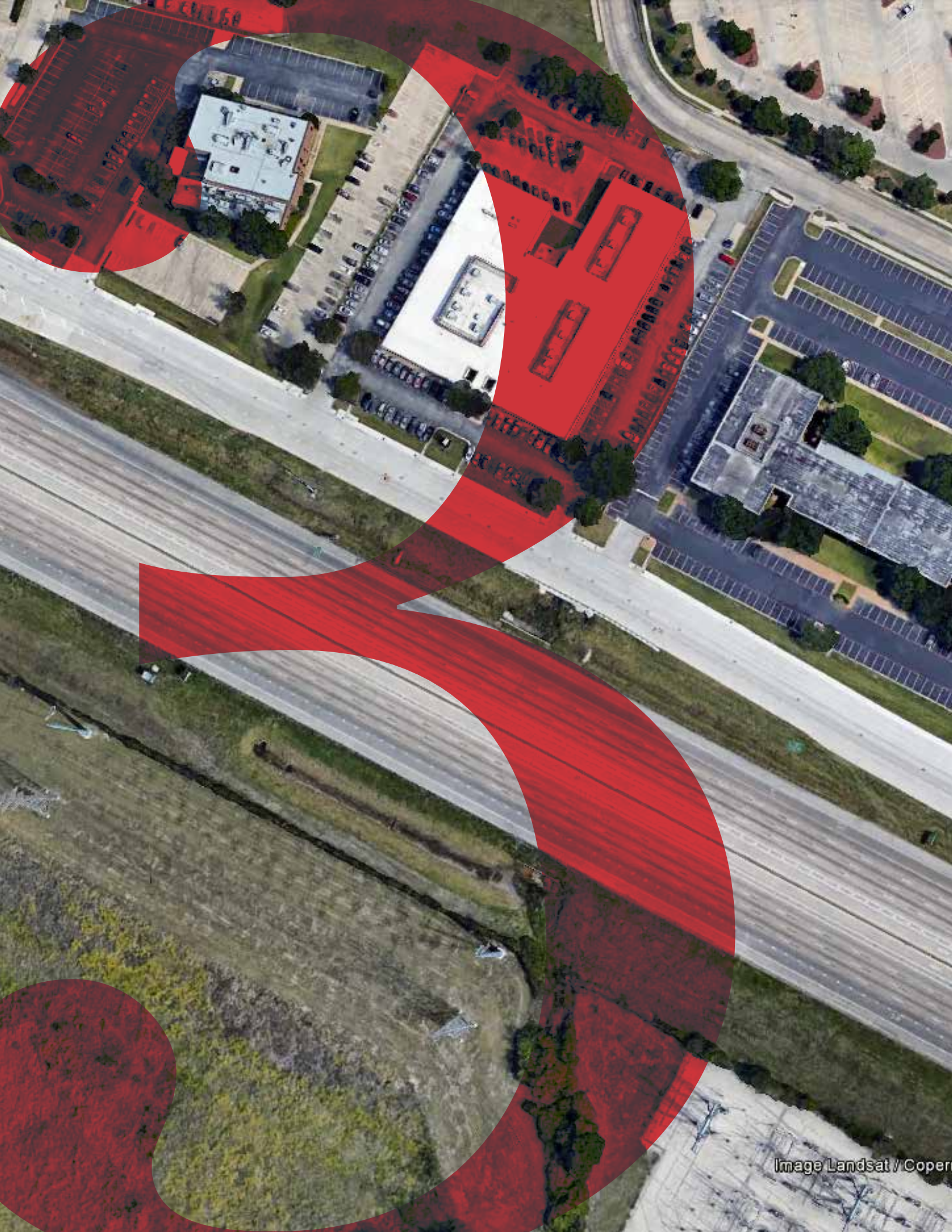
The Property provides an excellent opportunity for an owner/user or investor looking for a quality office building in the Garland office submarket. The building will provide an opportunity for a new owner to create significant value through occupying or leasing up the vacant space to enjoy attractive returns. It is anticipated that rental rates and property values will continue increasing with the robust Dallas economy, and the addition of new developments in a desirable location.



1640

Property Highlights

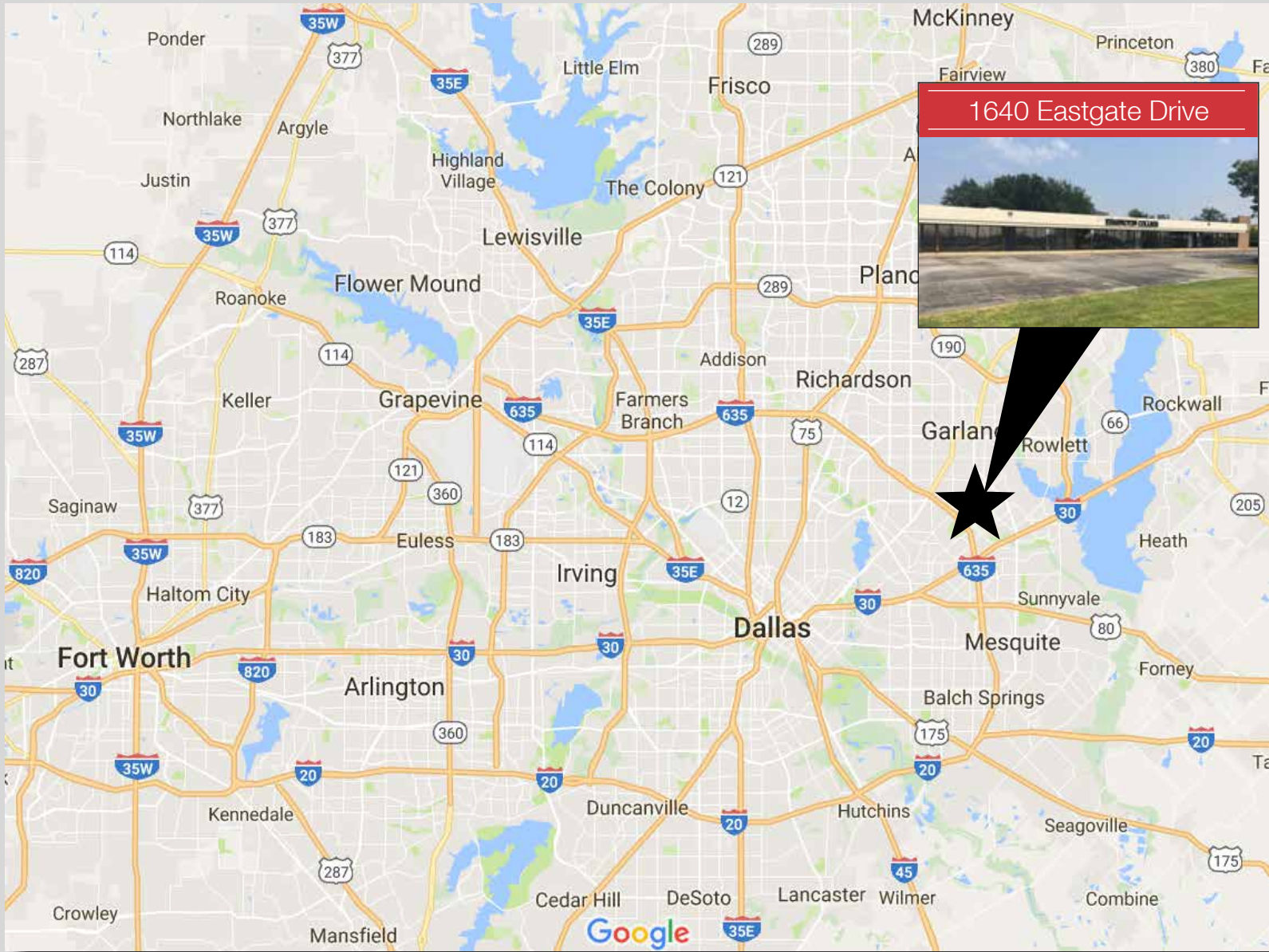
Property Address:	1640 Eastgate Drive, Garland, TX
Property Type:	Office/Education Building
Year Built:	1968
Building Size:	35,663 SF
Land:	3.41 Acres
Construction:	Brick Veneer & Stucco Exterior, Steel Frame
Foundation:	Reinforced Concrete Slab
HVAC:	Multiple Roof-Mounted Units. The building has a forced air heating/air-conditioning system.
Zoning:	PD 69-31, Planned Development District With General Business District Regulations
Sprinklers:	Not Sprinklered
Roof:	Flat, Built-Up Roof Over Membrane & Steel Trusses
Stories:	One-Story
Restrooms:	Four Sets of Restrooms
Parking:	248 Parking Spaces with 22 Covered Spaces
Access:	Access off of I-635 Frontage Road & from Marketplace Drive



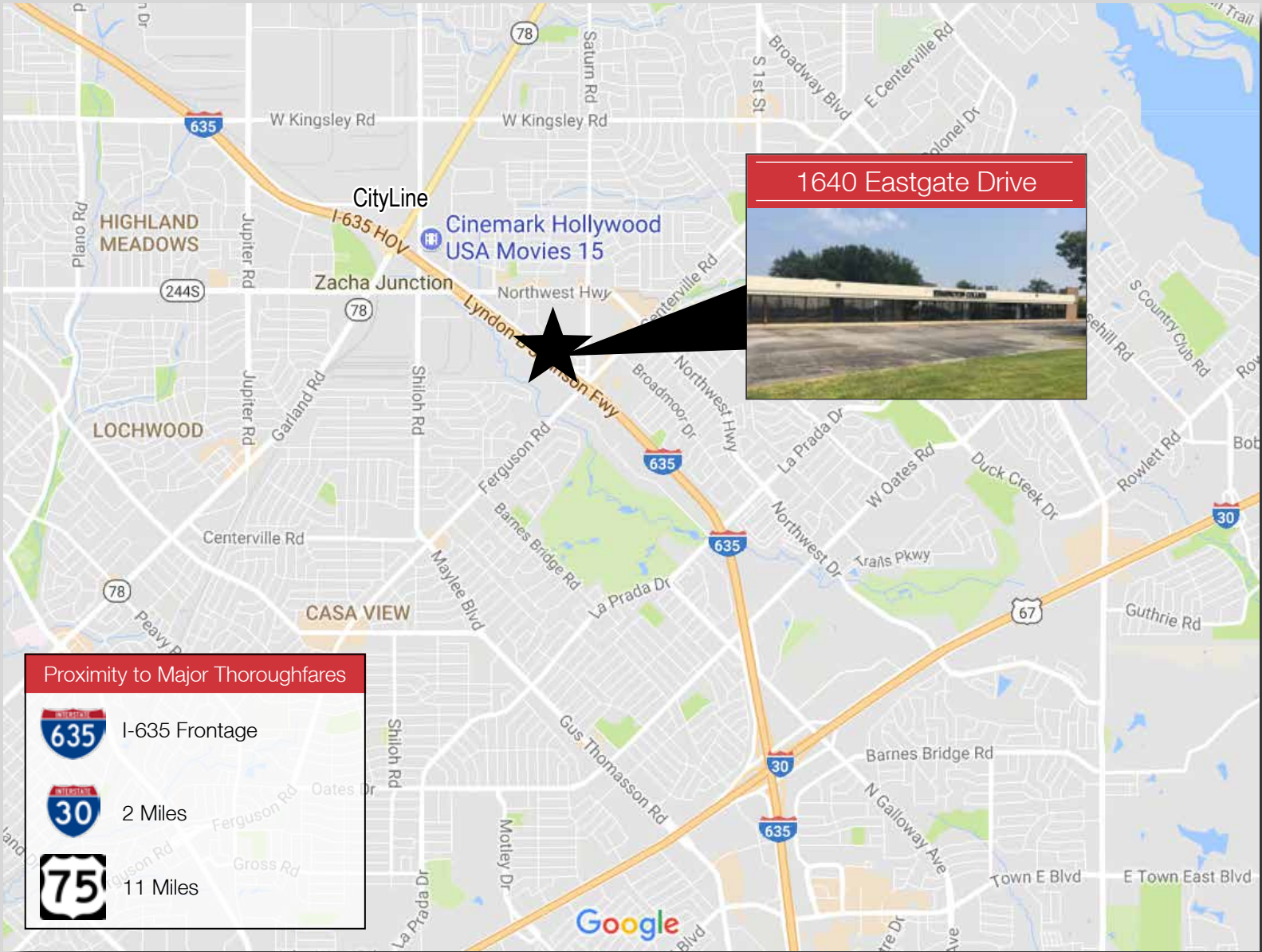
Section 03
Location Maps,
Aerial Photos






Location **Maps**



Section 03
Location
Maps

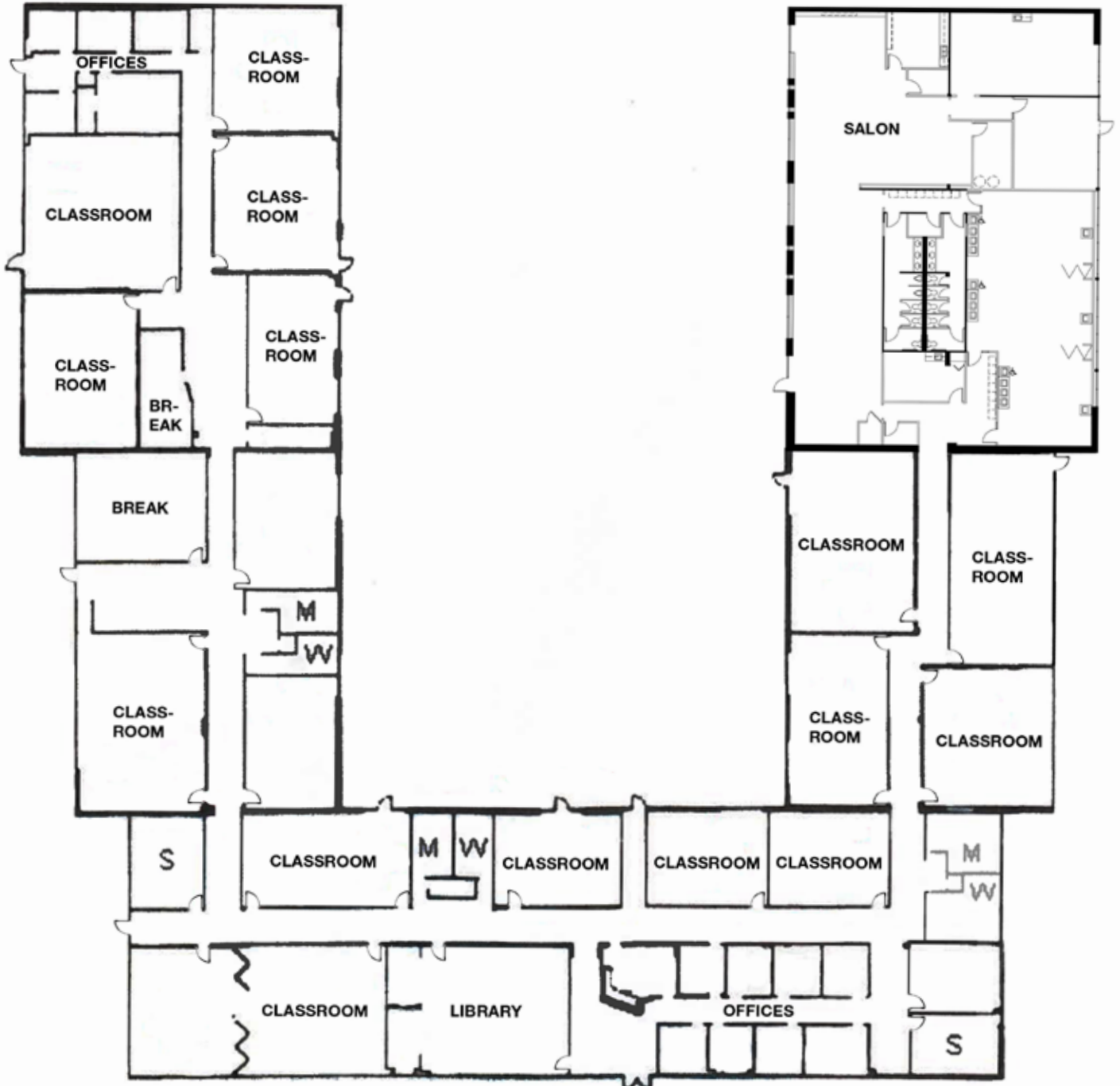


Proximity to Major Thoroughfares

-  I-635 Frontage
-  2 Miles
-  11 Miles



Section 03
Floor Plan





REMINGTON COLLEGE

Section 04
Property
Photos





Section 04
Property
Photos





Section 04
Property
Photos





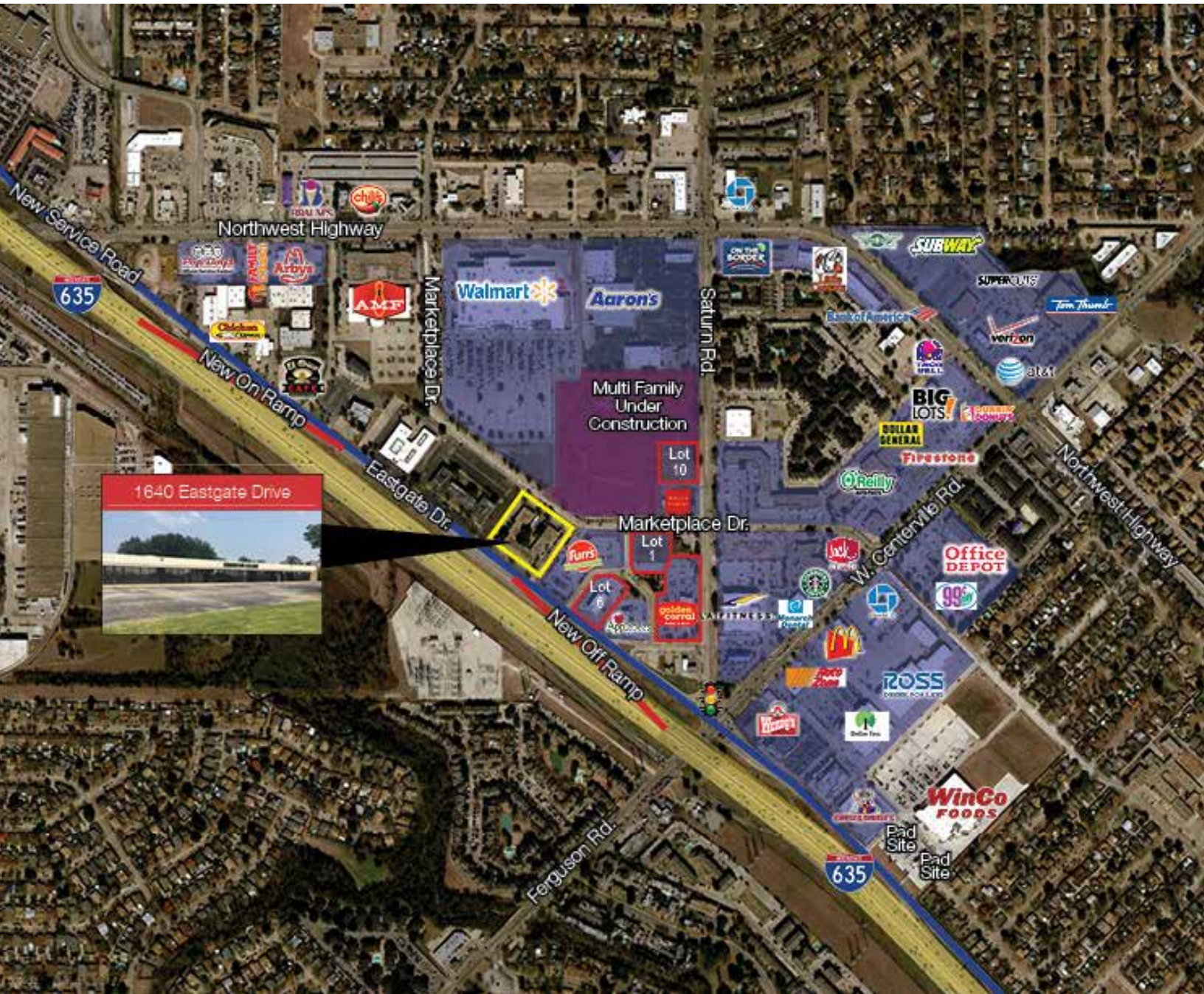
Section 04
Property
Photos





NEW COLLEGE

Section 05
**Centerville
Marketplace**



NAI Robert Lynn

NAI Robert Lynn
4851 LBJ Freeway 10th Floor
Dallas, Texas 75244
214 256 7100

nairl.com